

St. James Close

Longdon, Rugeley, WS15 4QP

John German

FOR SALE
John German
Sales & Lettings
01543 419121





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Longdon, Rugeley, WS15 4QP

£425,000

A generous sized three double bed roomed detached bungalow in a sought after cul de sac in the pretty Staffordshire village of Longdon, close to Lichfield, Rugeley and Cannock Chase.



Within a cul de sac of detached bungalows and named after the close neighbouring St. James The Great church, here is a rare opportunity to buy a detached bungalow of generous overall size and having an equally generous front driveway and lawned garden together with a lovely established and private rear garden.

Beyond the front entrance porch lies a long hallway with built in cloak's storage facility and access in turn to a split level further a area of hall with double doors that lead into the superbly sized lounge/dining room. A high ceiling is a real feature of this room together with a south west facing double garden doors and a marble open fireplace. There is a generous space for a dining table and chairs and a set of patio doors to the side.

Leading off the dining room is a fitted breakfast kitchen with a range of sage green panel fronted base and wall units, roll top work surfaces and breakfast bar, splash back tiling, enamel sink unit, gas range cooker and a tiled floor.

A useful utility room is also accessed from the dining room and has a fitted sink and storage cupboards, rear door to the garden and access to a two-piece fitted guest's cloakroom. There is also internal access to the large double garage.

At the other end of the bungalow there are three double bedrooms each having built in wardrobes and storage and each enjoying an attractive garden outlook.

The family sized bathroom is conveniently placed for all bedrooms and has a white and chrome suite with complementary floor and wall tiling to include a bath, separate shower, close coupled WC and a wash hand basin/vanity unit. There is ladder access to a part boarded loft space that also has a light fitted.

Outside a double garage has an electric roller shutter door, fitted light and power points. A block paved driveway at the front is large enough for four cars or so together with a lawned foregarden with established shrubbery borders.

The south west facing rear garden is mature and private and has a lovely variety of shrubs and perennials, a lawn and split level patio area, ornamental water feature and several trees to provide screening.

Agents Note: Immediate neighbouring bungalow (12) has planning permission passed for a kitchen and bedroom extension. For further information see Lichfield District Council planning website, ref 23/00160/FUL.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10112023

Local Authority/Tax Band: Lichfield District Council / Tax Band E







Approximate total area⁽¹⁾

1707.04 ft²

158.59 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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